

MEMA Dixmont tower and facilities (circa 1970) offering

(for posting online at Surplus Property)

State Property Available for Bid

(http://www.maine.gov/bgs/centralserv/surplus/state_prop%20for%20bid.htm)

The State of Maine seeks bids for a 55+/- meter guyed radio tower and cinder block shack erected circa 1970 located on a leased land parcel at 44-39-05.0 N 069-09-24.0 W in the Town of Dixmont in Penobscot County Maine, to be effective in 2015.

The Maine Office of Information Technology (OIT), Radio Services Operations will facilitate this transaction through the Department of Administrative and Financial Services, Bureau of General Services, Division of Surplus Property in accordance with standing policies and procedures on behalf of the Maine Emergency Management Agency (MEMA), Department of Defense, Veterans and Emergency Management (DVEM), State of Maine.



A new statewide public safety radio communications system will replace the need for separate MEMA equipment on site sometime in 2014/2015.

MEMA is the lessee of the approximately 400' by 400' plot until January 1, 2015 at which time State operations [except DVEM's Maine Army National Guard (MEARNG)] will cease and the current lease is to be assigned to existing occupants and remain in effect under current terms and conditions until January 1, 2016. Continued operations on site after January 1, 2016 will require successful negotiation of a new lease with the landowner. MEMA's lease area overlaps with an adjacent 400' by 400' lease area according to a recent report of survey conducted on behalf of the State. This is an unresolved potential conflict to be assumed by the Buyer.

MEMA must continue to operate radio equipment on site until the new State system begins full operations anticipated in late 2014. Upon receipt of a formal notice to proceed provided to the Buyer by OIT, MEMA will discontinue operations on site. As

a condition of transfer, the Buyer must: negotiate with MEARNG for essential continued occupancy of their MECOM equipment for a term of 20 years at no cost; negotiate new leases with existing known entities - an amateur radio colocation and a utility colocation to continue to operate on site; must negotiate with Waldo County EMA for potential future occupancy, for a term of 20 years at no cost; to continue the legacy nature of this site as primarily a public safety radio communications facility.

A Buyer will become the site manager and assume responsibility for all operations and maintenance of the site effective the date of sale which is anticipated to occur effective January 1, 2015.

A condition of the transfer will be for the Buyer to decommission of all legacy MEMA equipment from the shelter and tower (radios, antennas, and ancillary equipment) after cessation of State use and upon a written notice to proceed from the State currently anticipated in late 2014; coordinate with State (OIT) for return or disposal of MEMA's equipment to include the removal of DVEM MEMA radios from the shelter, and the following antennas on the tower - one (1) 20' omnidirectional whip antenna at 180' AGL, one (1) 10' dish with radome at 125' AGL, one (1) 10' dish with radome at 120' AGL, one (1) 22' 4-bay dipole antenna at approximately 60' to 80' AGL, and one (1) 4' Omni at approximately 70' AGL.

Buyer will enter into a new sublease with DVEM's MEARNG to start on January 1, 2016, for continued placement and operation of the following equipment will include One (1) 16 VHF Omni whip antenna at 181' AGL, One (1) Motorola Quantar VHF repeater, One (1) duplexer, and adequate floor space for associated equipment, at no cost for a term of 20 years.

Waldo County Emergency Management Agency, or another agency designated by DVEM such as OIT, will hold a colocation option for placement and operation of a public safety radio repeater, antenna, and ancillary equipment, at no cost, for a term of 20 years, and the Buyer will enter into an agreement directly with the designated colocater upon request by MEMA